



MASTER VALUATION REPORT OF "TULSI VASUNDHARA"

**"TULSI VASUNDHARA" on Survey No. 226/2/1, Plot No.1+6+7+8 at Village - Nashik,
Beside Drizzle IT Service, Kalaskar Nagar, Ayodhya Nagari, Meri - Rasbihari Link Road,
Trikoni Bungalow Road, Taluka-Nashik, District - Nashik, PIN Code - 422 003,
State - Maharashtra, Country - India**

Latitude Longitude: 20°01'42.1"N 73°49'12.4"E

NAME OF DEVELOPER: M/s. Tulsi Developers

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **21st February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"TULSI VASUNDHARA"** on Survey No. 226/2/1, Plot No.1+6+7+8 at Village - Nashik, Beside Drizzle IT Service, Kalaskar Nagar, Ayodhya Nagari, Meri - Rasbihari Link Road, Trikon Bungalow Road, Taluka-Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. It is about 11.1 Km. distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

| | | |
|-----------------------------|---|---------------------|
| Name of builder | M/s. Tulsi Developers | |
| Project Registration Number | Project | RERA Project Number |
| | Tulsi Vasundhara | P51600051073 |
| Register office address | M/s. Tulsi Developers Flat No. 1 & 2, "Tulsi Angan Apartment", Near RTO Office, Makhmalabad, Taluka & Dist. - Nashik, State - Maharashtra, Country - India | |
| Contact Numbers | Contact Person: Mr. Pradip Patil (Builder Mobile No.9619815757/ 9011082000) Office - 02532397482 | |
| E - mail ID | nachiketnikam@gmail.com | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|---------------------------------------|
| On or towards North | Ramraj International (Business Villa) |
| On or towards South | Open Plot |
| On or towards East | Trikoni Bangala Road |
| On or towards West | Open Plot & Row Houses |



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

- Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

Recd
22/2/24

PROFORMA INVOICE

| | | |
|---|---|--|
| Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org | Invoice No. PG-4786/23-24 | Dated 21-Feb-24 |
| Buyer (Bill to) STATE BANK OF INDIA Satpur Industrial Area Nashik Branch Satpur Industrial Area,P-24,M.I.D.C,Near Sakal Circle Trimbak Road,Satpur,Nashik-422007 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 007047/2305071 | Delivery Note Date |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|-------------------------|---------|----------|-----------------|
| 1 | MASTER VALUATION | 997224 | 18 % | 5,000.00 |
| | CGST | | | 450.00 |
| | SGST | | | 450.00 |
| Total | | | | 5,900.00 |

Amount Chargeable (in words)

E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 5,000.00 | 9% | 450.00 | 9% | 450.00 | 900.00 |
| Total | 5,000.00 | | 450.00 | | 450.00 | 900.00 |

Tax Amount (in words) : **Indian Rupee Nine Hundred Only**

Remarks:

007047/2305071 "TULSI VASUNDHARA" on Survey No. 226/2/1, Plot No.1+6+7+8 at Village - Nashik, Beside Drizzle IT Service, Kalaskar Nagar, Ayodhya Nagari, Meri - Rasbihari Link Road, Trikoni Bungalow Road, Taluka-Nashik, District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India - M/s. Tulsi Developers (Master Valuation)

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 2722201137

Company's Bank Details

Bank Name : **ICICI Bank Ltd - Nashik**
 A/c No. : **345505001235**
 Branch & IFS Code: **Nashik - Adgaon Naka & ICIC0003455**



UPI Virtual ID : vastukalaconsul@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice